



City of Miami Springs, Florida

The Miami Springs City Council held a **WORKSHOP MEETING** in the Council Chambers at City Hall on Wednesday, November 1, 2006, at 7:30 p.m.

1. Call to Order/Roll Call

The following were present:

Mayor Billy Bain
Vice Mayor Rob Youngs
Councilman Bob Best*
Councilman Paul C. Dotson
Councilman Xavier Garcia

* Arrived at 8:10 p.m.

Also Present:

City Manager James R. Borgmann
Assistant City Manager Ronald K. Gorland
City Attorney Jan K. Seiden
City Planner Richard E. Ventura
City Clerk Magalí Valls

2. **Invocation:** Vice Mayor Youngs offered the invocation.

Salute to the Flag: The audience participated.

3. Discussion Regarding “McMansions” and New Code Regulations

City Planner Ventura presented the following proposal in the overhead projector:

“LOT COVERAGE

LOT COVERAGE RESTRICTIONS INCLUDE ADDITIONS TO EXISTING MAIN BUILDINGS AND ANY DETACHED STRUCTURES PRESENT ON LOT.

LOT COVERAGE OF MAIN BUILDINGS IS LIMITED TO 35% OF THE LOT FOR A TWO-STORY HOME OR NO MORE THAN 50% FOR A ONE-STORY HOME.

BUILDING HEIGHT LIMIT

THE MAXIMUM BUILDING HEIGHT OF MAIN BUILDINGS SHALL BE EITHER ONE STORY WHICH SHALL NOT EXCEED 15 FEET OR TWO STORIES WHICH SHALL NOT EXCEED 30 FEET.

- *WHERE ANY PORTION OF A PROPOSED ONE-STORY BUILDING EXCEEDS 15 FEET IN HEIGHT, THE AREA OF THAT STRUCTURAL FEATURE WILL BE COUNTED TWICE IN THE COMPUTATION OF LOT COVERAGE*
- *OR, WHERE ANY PROPOSED ONE-STORY HOME HAS A STRUCTURAL FEATURE THAT IS GREATER THAN 15 FEET IN HEIGHT, THE ENTIRE ONE-STORY HOME WOULD COME UNDER THE LOT COVERAGE RESTRICTION FOR A TWO-STORY HOME*

BUILDING SITE AREA REQUIRED

FRONT YARD REQUIRED

SIDE YARD REQUIREMENTS

REAR YARD REQUIRED

REMAIN AS IS, WITH THE STIPULATION THAT WITH REGARD TO THE NEW LOT COVERAGE RESTRICTIONS AND THE EXISTING YARD SETBACK REQUIREMENTS, THE MORE RESTRICTIVE OF THE REQUIREMENTS WOULD APPLY

Council **agreed** that both requirements should be met.

BUILDING HEIGHT WOULD CONTINUE TO BE MEASURED FROM ESTABLISHED GRADE.

OPEN CARPORTS, PATIOS, OR TERRACES WOULD BE EXCLUDED FROM LOT COVERAGE RESTRICTIONS”

City Planner Ventura stated that he targeted single-family zoning districts R-1A through R-1D; however, the R-1A district has larger lots and the problem with “McMansions” has been recognized in districts R-1B, R-1C and R-1D.

Councilman Dotson said that he would rather address all single-family zoning districts in order to avoid a future a problem in the R-1A district. He likes the idea of setting a lot coverage factor and a specific side yard setback for two-story buildings, which could be 15-feet minimum.

Discussion ensued regarding side-yard setback requirements for additions and new construction.

City Attorney Jan K. Seiden explained that in situations with undersized lots, the owners are told that they do not have buildable lots and before a house is demolished they must submit a plan for new construction, and appear before the Board of Adjustment to request a variance.

Mayor Bain asked if setting a setback percentage would be more uniform.

The City Planner agreed that establishing a percentage would be more equitable because it would carry across different lot sizes.

Vice Mayor Youngs stated that from a visual perspective, a height restriction is important, as well as a larger setback.

Councilman Dotson said that he would not want to unnecessarily restrict the use of property but that many factors should be considered like the environment, green space, and privacy.

To answer Councilman Dotson’s question, City Planner Ventura stated that the house at 650 Raven met all existing land development regulations.

Vice Mayor Youngs said that the lot coverage percentage would have to be reduced to at least 35% in order to address construction for houses like 650 Raven. He suggested applying the proposed regulations to the existing houses that are considered objectionable to see how it would change the house.

City Attorney Seiden stated that the theory of the 2-1/2 foot setback for second stories is that it reduces the bulk of a big concrete block and this requirement does not carry much impact unless it applies to the first floor as well.

Mayor Bain said that lot coverage, height and setback requirements are the major issues that must be determined. He agrees that the height for one-story homes should be limited to 15-feet.

City Planner Ventura said that lot coverage would target 2-story structures and limiting the height for one stories would take care of the protuberances, which is 90% of the task.

Mayor Bain asked how a 15-foot side yard requirement would affect the properties in the R-1A District.

City Attorney Seiden explained that there are four separate single-family zoning districts and R-1A could be included consistently or considered individually.

City Planner Ventura said that currently the side-yard setback is a percentage of the width of the lot, which carries across the four districts.

Councilman Dotson suggested that a 20% maximum side-yard setback could be a consideration for the large lots.

Councilman Best said that there are different geometries within the R-1A district that should be considered in terms of setting standards.

Mayor Bain asked to consider the recommendation to limit the lot coverage for 2-story homes to 35% and 50% for 1-story homes.

Vice Mayor Youngs stated that he would be in favor of the recommendation as it stands now and when Council is ready to vote on the ordinance, he would like to look at the existing sixteen houses that were identified to see which would have been affected and to what degree by the new proposed lot coverage requirements.

Councilman Dotson agreed that he would be willing to have the City Attorney draft an ordinance based upon the City Planner's recommendation.

Councilman Best said that he approved of the lot coverage percentages as recommended by the City Planner.

Vice Mayor Youngs recommended excluding the R-1A district from the lot coverage requirements until further review. Council agreed.

Mayor Bain said that he would rather set the side-yard setback requirements by percentage. He requested an example of what a house with 35% lot coverage would look like.

Councilman Dotson stated that he would support 20% for the side-yard setback.

City Attorney Seiden clarified that the existing requirement for the 2-1/2 foot setback for the second story would be maintained in addition to the 20%.

The consensus was to ask the City Attorney to draft an ordinance incorporating the following provisions:

- 1. Lot coverage: 35% for 2-story homes and 50% for 1-story homes (not applicable to the R-1A District)**
- 2. Maximum height: 30 ft. for 2-story homes and 15 ft. for 1-story homes**
- 3. Side yard setbacks: 20% for 2-story homes and 10% for 1-story homes**

Council also asked the Administration to provide them with sample drawings showing different alternatives.

Mayor Bain announced that the Blessed Trinity Church Carnival starts on Thursday this week and urged everyone to attend and have a good time.

Mayor Bain announced that former Councilman Jim Caudle would be speaking at the Historical Society meeting on Thursday, November 2, 2006.

Mayor Bain announced that today is Tom Curtis' birthday. He said that Mr. Curtis lost his building in a fire, but Tom is a strong individual and he knows that he will pull through.

Vice Mayor Youngs thanked the people for their support of the Pumpkin Patch event on Curtiss Parkway.

Mayor Bain thanked the Staff for the spectacular job they did with the Halloween Parade. He recognized Patricia Bradley and Cheryl Mulet.

The City Manager stated that Dick Bergen continues to be very ill and that he was transferred to the Veterans Hospital.

Mayor Bain asked if Council would have any objections to changing the second November meeting to Tuesday, November 28, 2006. No one objected.

Councilman Best thanked the City Manager for his nice gesture in offering assistance to Tom Curtis and the Gazette after the fire.

4. Adjourn.

There being no further business to be discussed the meeting was adjourned at 9:00 p.m.

Billy Bain
Mayor

ATTEST:

Magalí Valls, CMC
City Clerk

Approved as written during meeting of: 11-13-2006

Transcription assistance provided by S. Hitaffer

Words ~~stricken through~~ have been deleted. Underscored words represent changes. All other words remain unchanged.